G.R., G D., No. 2408, dated 22-6-22.]

Std. Scott. 78A o.

Correspondence

DOCKET SHEET (B)

Subject :—

File No. 1755

_____ DEPT.

_____ BRANCH.

References :—

Date.	To whom sent.	Notes and instructions.

Allotment of vacant tenements in Up Nagar Colony to the Government of India :- There are in all 295 tenement lying vacant in Up Nagar Colony. It is understood that the Ministry of Works, Housing and Supply have built a press at Nasik The tenements are considered suitable for allotment to the Press for housing their employees. The Minister for Rehabilitation are already negotiating with the Ministry of Works, Housing and Supply in this behalf and have called for further detials regarding original book value of the tenements the present market value, cost of land etc. The cost of each tenement is roughtly Rs. 2,060/- (New) and Rs. 1,440/- (Renovated). Other details will be furnished to the Government of India on their receipt from the Collector of Nasik.

Subsidised Industrial Housing Scheme :-

Industrial Workers staying in the Bombay Housing Board tenements were original required to produce employment certificates every six months. The Government of India have now directed that they should produce employment certificates ever two months, experienced by the workers, the Government of India may be urged to agree to the production of six monthly certificates as was originally the practice.

(in view of the practical difficulties of producing certificate every ... months

The Government of India have suggested that latrines should be provided to each unit of single storeyed tenements. This increase the cost of construction by Rs. 275/- per unit. Hence, though the suggesiion is acceptable, it cannot be implemented unless the Governm nt of India makes available additional funds of Rs. 275/- per tenement by way of loan and subsidy.

100 tenements have been constructed at Sholapur under the Rehabilitation Housing Programme. The Government of India has sanctioned construction of 100 tenements at Sholapur under the Subsidised Industrial Housing Scheme for 1954-55. As the 100 tenements constructed under the rehabilitation Housing Programme are not in demand by displaced persons, the

Government of India were requested to agree to this Government's proposal to take them over under the Subsidised Industrial Housing Scheme, . The request has been ~~given refusal~~ refused but the state Government has not been given any reasons for the refusal. The tenements at Sholapur were constructed in accordance with a programme approved by the Governmentof India in the Ministryof Rehabilitation, and the cost involved has been met from funds provided by the Government of India by way of a loan. Moreover, the cost of the tenements (including land) would not exceed the cost of the tenements to be constructed under the Subsidised Industrial Housing Scheme and they would be immediately available to the Industrial Workers. It is, therefore, felt that it would be in the interests of both the Government of India and the State Governments to utilise the tenements ~~xxx~~ for the Industrial workers rather than undertake fresh construction at Sholapur under the Scheme.

Rehabilitation, Housing and Backward Classes Department./ B Br.

S. No. 44874.

Copies of these proceedings have been taken for necessary action on each of the points separately on the relevant papers.

Id/- 28/9/55.

SUPERINTENDENT.

D.O. No. HI/18/(9)/55.

Secretary to the Government of India
Ministry of
Works, Housing and Supply.

New Delhi, September 22, 1955.

My dear Rajwade,

Will you please refer to your d.o. letter No. JS-F dated the 6th September 1955, regarding the difficulties faced by the Bombay Housing Department in implementation of the Low Income Group etc. Housing Schemes ? I have had all the points raised by you examined here in the light of our discussions, and explain below the position in respect of each.

1. Building by Government for their own low-paid employees. As I told you during our discussions at Bombay, Government of India is not likely to have any serious objection to the State Government constructing a certain number of houses for its own employees so long as the houses are actually sold out after a specified period. No formal relaxation of the Scheme so as to enable State Governments to rent out the houses even for short periods is considered desriable by Government of India as such a relaxation is likely to have large scale repurcussions and would defeat the main object of the Scheme, which is likely to enable individuals to build and own their own houses. It is felt that the State Governments should not really have any serious objection to allotting the houses constructed under the Scheme to its eligible employees on hire purchase system, rather than on rent. In order to safeguard against houses remaining vacant for short periods owing to lack of demand or other unforseen reasons I would suggest that the State Government might consider the desirability of asking the individual employees concerned to pay 20 or 30% of the cost of the house and land in advance.

2. Relaxation of space and monetary limits attaching to constructions by local bodies for their employees :-

This matter is at present under the consideration of

the Government----------

the Government of India, in the light of the views expressed in this behalf by different State Governments and the recommendations of the Housing Ministers Conference. As I told you in Bombay, however, Government of India are not likely to have any objection to the floor area being slightly curtailed in respect of constructions by local bodies, so long as the minimum standards of environmental hygience are ensured. Without prejudice to the final decision that may be taken by the Government of India, I would suggest that the lower limit in respect of the floor area may be taken by you to be 220 sq.ft. As regards your suggestion to raise the loan limit, I am afraid, It may not be possible to agree to any increase except perhaps in the cities of Bombay and Calcutta where construction costs are relatively higher. The expert opinion is that elsewhere in India it should not be difficult to construct two roomed houses with a floor area of about 380 sq-ft- within the ceiling of Rs. 3,500. Moreover, as higher costs will mean higher economic rents which may be beyond the paying capacity of low paid staff of local bodies , I hope you will not press for the suggested increase

3/- Taking over of vacant tenements and permission to appropriate to different udes buildings constructed under under the Rehabilitation Programme of the Government of India. I shall be writing to you about these shortly.

2/- On the other points dealt with in your d.o. letter, I enclose copies of the replies that have already been sent to your Government

Shri L.G. Rajwade, I.C...,
Joint Secretary to Govt., Rehabilitation,
Housing and Backward Classes Department.
Bombay Government, Bombay.

Yours faithfully,
Sd/-
(M.R. Sachdev).

X.D. 24/8.

COPY.

SHRI N.P. DUBE,
DEPUTY SECRETARY

No. HI/1(75)/55.

New Delhi,
September 9, 1955.

My dear Rajwade,

Will you kindly refer to your d.o. letter No. HBA. 2453/33066-H, dated the 17th August, 1955, to Shri Sachdev, regarding the production of employment certificate by industrial workers, under the Subdised Industrial Housing Scheme ?

In view of the special circumstances stated in your letter, we would have no objection if the employment certificates are required to be submitted half-yearly, instead of every two months as advised earlier. We are, however, confident that the State Governments will take every precaution to prevent the misuse of tenements, which are intended only for industrial workers in employment

Action regarding the amendment of the paymentof Wages Act has already been initiated and we hope that necessary legislation will be enacted in due course. There after it will no more be necessary to call for the employment certificates.

Yours sincerely,

Sd/-
N.P. Dube.

Shri L.G. Rajwade, I.C.S.,
Joint Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.
Sachivalava. Foreshore Road.
Bombay.

Government of Inida
Ministry of Works, Housing and Supply.

No. HI/18(9)/55. New Delhi, the 21st September, 1955.

From

Shri U.N. Srivastava,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department,
Sachivalaya, Foreshore Road, BOMBAY.1.

Subject :- Low Income Group Housing Scheme.

Sir,

I am directed to refer to your letter No. LGS.1055/22079-B, dated the 22nd June, 1955, on the above subject and to say that in view of the psotion now explained by you, the ~~xxxxxxxxx~~ Government of India have no objection to the State Government advancing loans assistance to prospective house builders upto the prescribed ceiling of Rs. 8,000/- per house, notwithstanding the fact that loans are proposed to be restricted by the State Government to a figure less than 80% of the cost of the house ~~xxx~~ including the land. ~~xxxxxx~~.

With regard to para 3 of your letter under reference I am to say that the question of a rebate in interest on the amounts repaid to Government of India, over and above the normal repayment instalments, might be considered when such a contingency arises.

I am also to invite a reference to this Ministry's letter of even number dated the 10th August, 1955, and to enquire when the State Government's demand for payment to them of first instalment of ~~loan~~ may be expected.

Yours faithfully,

Sd/-

(U.N. Srivastava)
Under Secretary to the Government of India.

With the compliments of the
Director of Publicity,
Government of Bombay, Bombay

P - 1521
20.12.55(4.30P.M.)

GOVERNMENT TO CONSTRUCT HOUSES FOR ITS EMPLOYEES.

While the Government of Bombay is advancing ~~to~~ loan to individuals, local bodies~~m~~ Cooperative Societies and educational trusts and institutions under the Low-